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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Licensed Hotel

Reference: 009790

Price: £220,000 (Freehold)

Tenure Type: Freehold

DESCRIPTION: A quality hotel located in an excellent location on Hornby Road in Blackpool centre close to the Promenade, the famous Tower and all attractions. 15 en suite letting bedrooms plus a self-contained serviced apartment all equipped with TV, tea/coffee making facilities and safes. Full double glazing and central heating. Passenger lift to all floors. Professional commercial catering kitchen, private managers accommodation provides lounge, galley kitchen, double bedroom, dressing room/second bedroom, shower room & wc. An excellent hotel and business with viewing recommended to appreciate.

LOCATION: On the Southerly frontage of Hornby Road close to its junction with Central Drive close to the Promenade and Town Centre.

ACCOMMODATION

Ground Floor: Vestibule, entrance hall, stairs; residents lounge, bar & reception centre: Breakfast room; 36 covers, suspended ceiling, commercial kitchen, stainless steel extraction, stainless steel worktops, wall & base units. Self-contained apartment; 2 double & 1 single beds, dining table, with private access from front. Private accommodation: Lounge, office, galley kitchen with fitted wall & base units, double bedroom through to 2nd bedroom/dressing room, utility room.

First Floor: 6 en suite bedrooms (1 triple, 3 double, 2 single);

Second Floor: 5 en suite bedrooms (2 triple, 2 double, 1 single); laundry room;

Third Floor: 4 en suite bedrooms (3 triple, 1 double);

EXTERIOR: Rear yard, single garage.

BUSINESS: The hotel is very well equipped and trading & includes 6 burner cooker, grill, microwave, bain marie, water heater, rotary toaster, refrigerated display unit etc. The business is run under a lease with the tenants confirming turnover levels in the region of £85,000 per annum on a bed & breakfast basis (accounts not inspected).

SERVICES: All mains services connected. Lift to all floors. EPC RATING: C

STOCK at valuation

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

The Novello, 11 Hornby Road, Central, Blackpool FY1 4QG



